StorageMax Subdivision
Environmental Assessment

General Instructions

It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and text). Incomplete Environmental Assessments will not be accepted.

The Environmental Assessment will be objectively measured to assure that all mandatory elements are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

a. A summary of probable impacts and statement of impact for each environmental consideration topic;
b. A discussion to support the statement of impact;
c. Referenced sources and citations to support the statement of impact;
d. If applicable, site specific maps and documentation to support the statement of impact discussion.

If, at any time during the application process, material information comes to light that is not addressed in the Environmental Assessment, the subdivider shall be required to amend the environmental Assessment to adequately address the issue. In this event the 60 working day review period is suspended and will not resume until the revised Environmental Assessment has been submitted, reviewed and approved by the Planning and Zoning Office. Following review and acceptance of the amended Environmental Assessment, the application process will resume at the same stage of the 60 working day review period that the original application was before the additional information came to light.

Environmental Assessment Contents

There are two major sections to the Environmental Assessment. The first section incorporates the natural systems provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608(3)(a) criteria for public health, safety, and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and citation and a copy of all supporting information. . (**Note**: Any response to any section not specifically sourced in this report is attributed to the Author of the report.)

Section 1 – Resource Assessment and Impact Criteria Report

a. Surface Water:

i. Locate on the preliminary plat all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

The StorageMax Subdivision is located off south Highway 35 approximately ¾ mile west of the Woody's Corner. The property currently has the Storage Max mini-storage facility and an office/residence on the front. There are no surface waters or floodplains associated with the property

A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes.

The property does not have any natural water systems and is not located near any natural water systems such as streams, lakes, ponds, rivers, or marshes.

B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as, canals, ditches, reservoirs, or shared agricultural irrigation systems on the subject parcel. There no artificial water impoundments associated with the property at present. There is a well that serves the existing office/home on the front of the property.

The property is not part of an irrigation district or shared irrigation facilities.

ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, and roads) to surface waters.

The property is located more than ½ a mile from the nearest surface waters at McWenneger Slough. Non-degradation was not addressed as there is no increase in use and the existing septic system will stay as is. There will be no impact to surface waters as a result of the subdivision

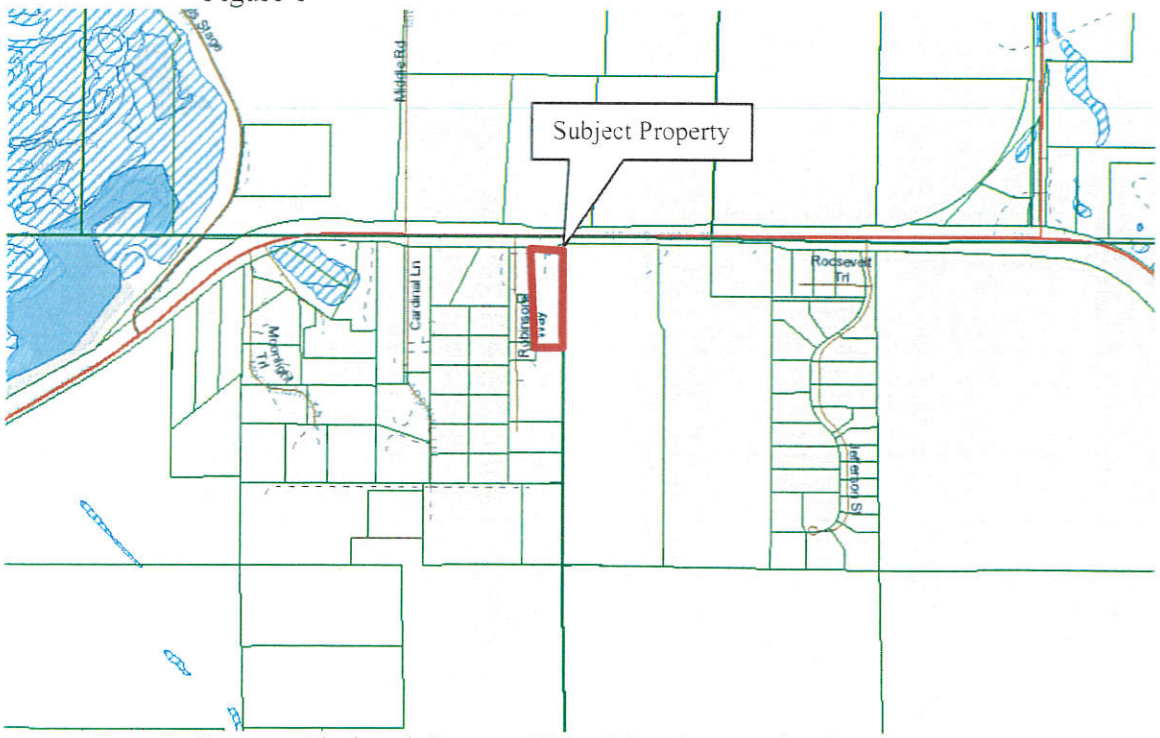
iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat.

As the property does not have any streams or is it adjacent to any stream, the proposed subdivision will not alter any streambanks nor will it trigger a 310 permit

iv. If wetlands are present, the subdivider shall provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

There are no wetlands located on the property.

Figure 1



Source: Flathead County GIS – Riparian/Wetland Layer

b. Ground Water:

i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum groundwater elevations can be documented.

No test holes were excavated on this property as there is no proposed drainfield. However, test holes on the neighboring Countryside Estates project indicate that ground water was between 6 and 10 feet at the peak in 2019.

ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within eight feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment.

Groundwater monitoring was not performed as a result of this subdivision. The mini-storage use on Lot 2 does not have any and will not have any facilities requiring wastewater treatment. The apartment slash office on Lot 1 exists and will not be expanded so it is exempt from MDEQ review per ARM 17.36.605(b)(ii).

iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as a result of the subdivision.

The proposed subdivision is not located within a groundwater recharge area. Probable impacts to groundwater quality are not addressed per this subdivision as they are not required per ARM 17.36.605(b)(ii).

The existing stormwater management system is designed to the MDEQ standards using underground on-site retention basins and a shallow roadway swale. According to the Storm Water Report plan, the underground storm chambers, roadway swales, manholes, and snow retention area will hold storm water volumes for the storm water quality event (the first 0.5 inch of rain on impervious areas) and the 10-year, 24-hour storm event ensuring that roadways and driveways will not be flooded.

c. Geology/Soils:

i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due

to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity.

The proposed development is located in an area of nearly level ground. (See attached Preliminary Plat with Topographic survey information prepared by Sands Surveying, Inc.)

There is no danger of rock slides, mud slides, or avalanche on the property. The property is not located on a geologic fault line.

ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above.

No hazards were identified above and therefore no mitigation measures are proposed to address the hazards.

iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent.

According to the USDA soil website, soil in the area consists of a silt loam. There is no high groundwater or bedrock in the area. There are no steep slopes on the property. (See attached Preliminary Plat).

iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations.

406 Engineering reviewed the site and they indicated there are no soil constraints or probable impacts due to expansive soils.

v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

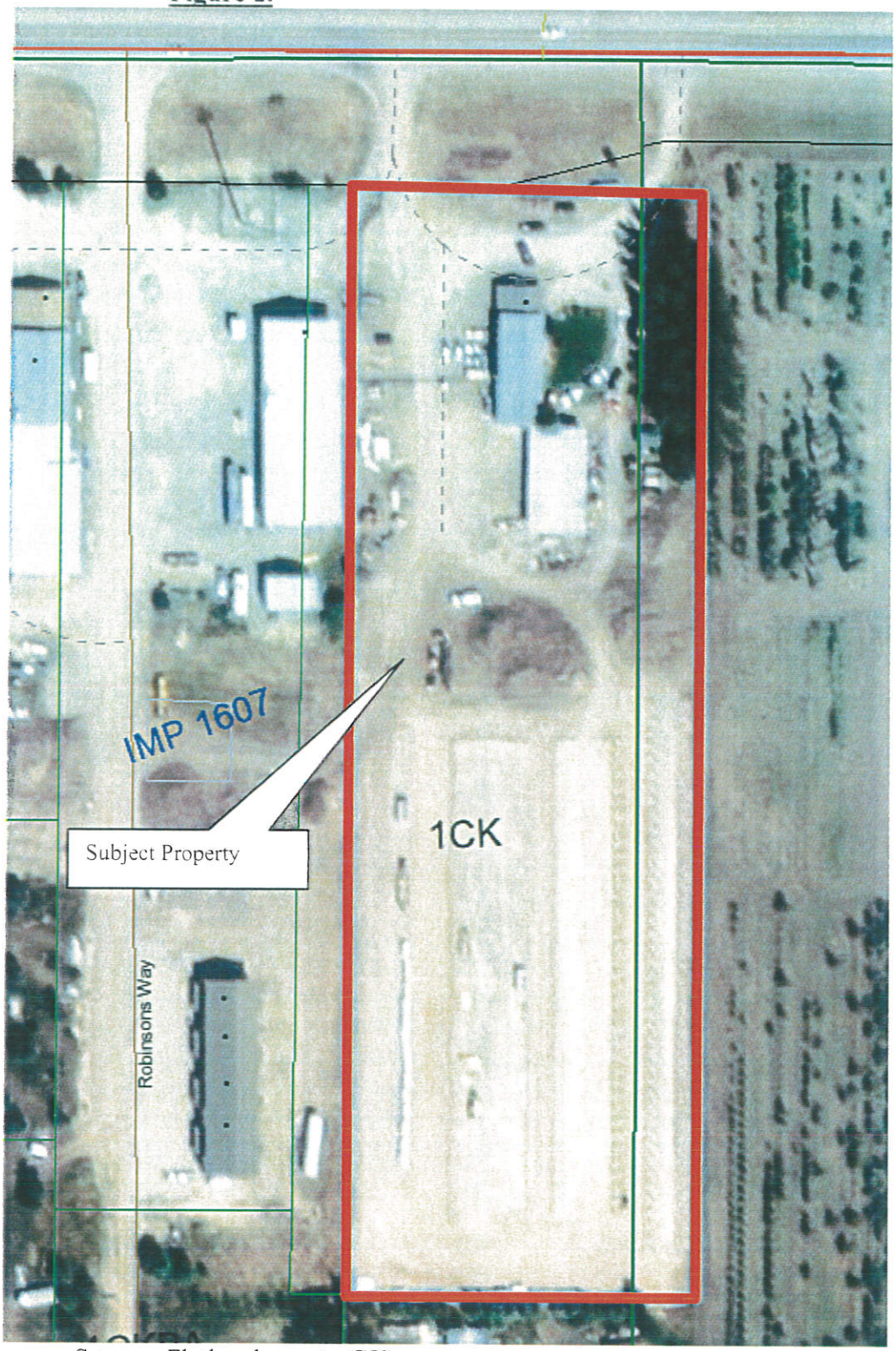
As the site is almost flat, there will not be any cut or fill within the subdivision of depths greater than three feet.

d. Vegetation:

i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion.

The entire property is developed with mini-storage buildings or the residence/office in the front. The photo in figure 2 was taken in approximately 2018/19 and the building pads for the mini-storage are present. Other than some small grass patches and a few tress, the site is building roof and gravel driveways

Figure 2.



Source: Flathead county GIS

ii. Identify locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion.

As the property is almost completely altered, there are not many places for noxious weed to grow but we are sure that the property owners will need to spray to keep weeds at bay. The developer, and future lots owner of lots will perform weed management when the subdivision is complete.

iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

There are no critical plant communities located on the property.

e. Wildlife:

To write this section of the EA, the wildlife maps prepared by Flathead County GIS with cooperation by Montana FW&P were consulted. The Montana Natural Heritage Program was consulted for Species of Concern data (Plant and animal.

i. Describe species of fish and wildlife which use the area affected by the proposed subdivision.

Whitetail deer and birds of prey were witnessed on the property during a site visit. Other species of wildlife that use the site including: raccoon, coyote, other small mammals, and a diversity of passerine birds. The property is not grizzly bear or other large predator habitat even though a bear or wolf occasionally visits the Creston area. The Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine-plus square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are eight species of concern sighted in the general area of the subdivision. The species listed are the Great Blue Heron, Westslope Cutthroat Trout, Veery (small thrush), Bald Eagle, and Hoary Bat, Great Gray Owl, Hooke Snowfly and the Alberta Snowfly. The Great Blue Heron have been documented south of the subdivision in the grain fields. The Cutthroat and Veery were documented in or near Lake Blaine which is 3.5 miles to the north east. The bats like trees but there are only a couple trees remaining on the property (Figure 2) The Great Gray Owl obviously hunts the fields surrounding but not on the property. The Snowflies are associated with water and specifically McWenneger Slough located ½ a mile to the northwest. McWenneger Slough, like Lake Blaine, are not impacted by the subdivision as the subject property does not drain to them or are close enough to impact the shoreline in any way. (The full MHP response is included as Appendix B)

ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.

The subject property is level and void of any type of water way. There are no "key" wildlife habitats for rare, endangered or just plain wildlife species.

iii. Identify rare and endangered species on-site. Describe the impacts and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

The Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine-plus square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are eight species of concern sighted in the general area of the subdivision. The species listed are the Great Blue Heron, Westslope Cutthroat Trout, Veery (small thrush), Bald Eagle, and Hoary Bat, Great Gray Owl, Hooke Snowfly and the Alberta Snowfly. The Great Blue Heron have been documented south of the subdivision in the grain fields. The Cutthroat and Veery were documented in or near Lake Blaine which is three miles to the north east. The bats like trees but are almost no trees on the property. The Great Gray Owl obviously hunts the fields surrounding the property but not on the property. The proposed subdivision would not prevent the owl from hunting small mammals on neighboring lands. The Snowflies are associated with water and specifically McWenneger Slough located ½ a mile to the northwest. McWenneger Slough, like Lake Blaine, are not impacted by the subdivision as the subject property does not drain to them or are close enough to impact the shoreline in any way. (The full MHP response is included as Appendix B)

iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e.., keeping building and roads back from shorelines; setting aside marshland as undeveloped open space).

As there are no sensitive habitats to protect and the entire property is developed with buildings and driveways; we do not anticipate impacts to wildlife species and therefore have no mitigation measures proposed. These trees will also offer some nesting/foraging habitat for some bird species.

v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife

and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

As the property is completely developed and this fact will not change regardless of subdivision status, I did not contact FW&P as they are extremely busy and this subdivision should not have any impact on wildlife resources or habitat. .

f. Wildlife Habitat

i. Proposed subdivisions that are contagious to urbanized areas are presumed to have minimal impacts of wildlife habitat.

The proposed subdivision is not in the urban confines of Kalispell or Evergreen. The property is also not located in or near sensitive areas such as wetlands, marsh, rivers, streams, forest, or other habitats typically associated with numerous wildlife species. The property is completely developed with an office/residence that was previously a church and the Storage Max min-storage facility.

ii. Proposed subdivision in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

There are none of sensitive habitats listed above, on or near the proposed subdivision. The subdivision is ½ a mile from McWenneger Slough and over a three quarter mile from Blaine Creek which is documented as drying up in some years.

iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of these species. Describe the impacts(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

As stated previously, the Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a nine-plus square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are eight species of concern sighted in the general area of the subdivision. The species listed are the Great Blue Heron, Westslope Cutthroat Trout, Veery (small thrush), Bald Eagle, and Hoary Bat, Great Gray Owl, Hooke Snowfly and the Alberta Snowfly. The Great Blue Heron have been documented south of the subdivision in the grain fields. The Cutthroat and Veery were documented in or near Lake Blaine

which is 3.5 miles to the northeast. The bats like trees but there are almost no trees on the property. The Great Gray Owl obviously hunts the fields surrounding the property but not within the subdivision. The Snowflies are associated with water and specifically McWenneger Slough located a mile to the northwest. McWenneger Slough, like Lake Blaine, are not impacted by the subdivision as the subject property does not drain to them or are close enough to impact the shoreline in any way. (The full MHP response is included as Appendix B)

iv. Proposed subdivisions on or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impacts(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

There are no adjacent lands identified as sensitive or critical habitat by state or federal agencies. The adjacent lands are agricultural lands, nursery, commercial businesses, and a few suburban residential tracts.

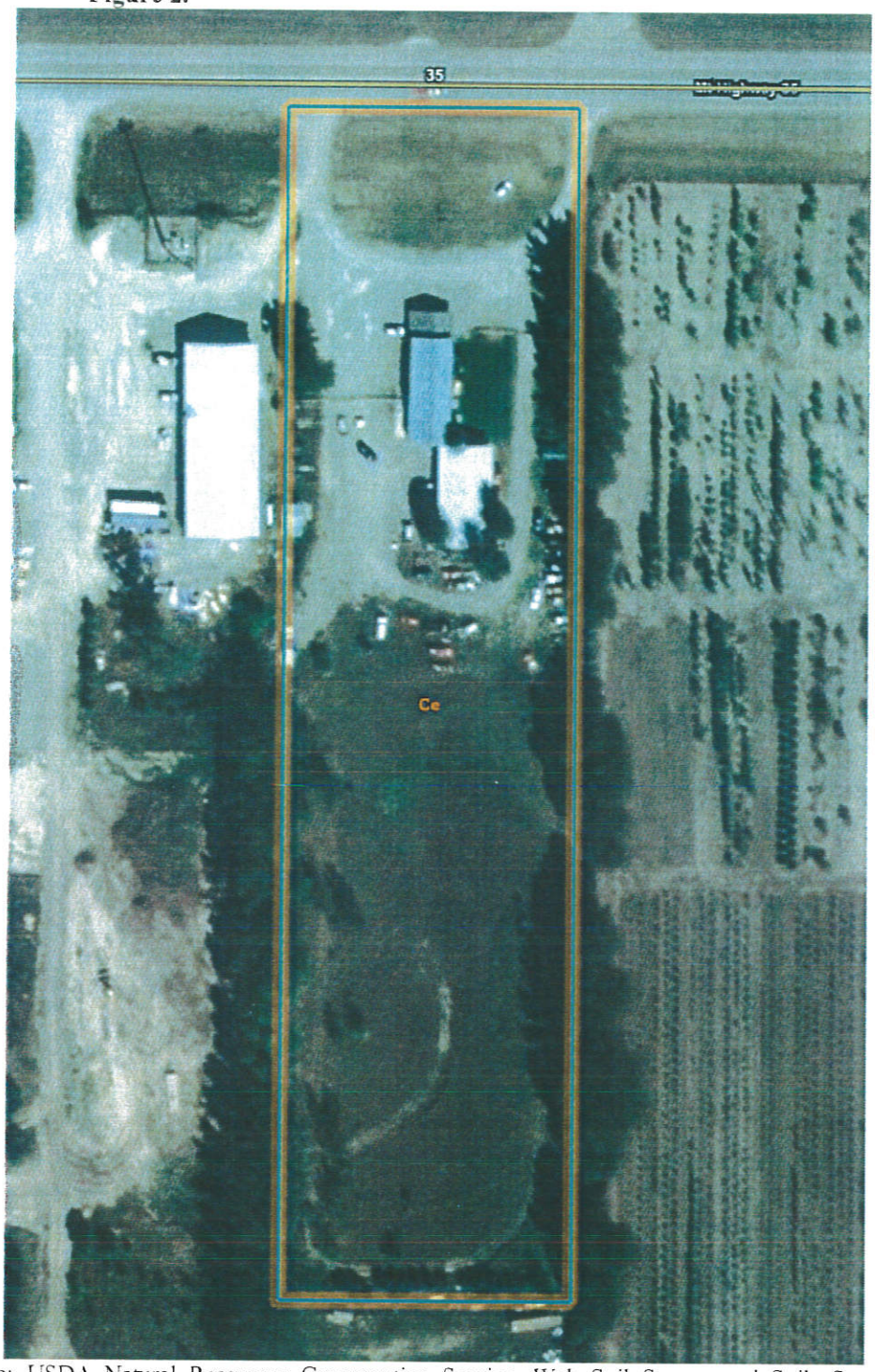
g. Agriculture and Timber Production:

i. On a sketch map locate the acreage, type and agricultural classifications of soils.

The property is mapped by the 1960 Upper Flathead Valley Soils Survey and it identifies one soil type: Creston Silt Loam, 1 – 3 percent slopes (Ce) classified as a Class IIe-1 soil. Class II soils can be cultivated regularly, but they do not have quite the suitability of Class I soils. The IIe-1 soils are typified as deep, dark colored, well drained, silty or moderately sandy, nearly level or gently sloping soils. (Source: 1960 Upper Flathead Valley Area Soils Survey)

The attached USDA Natural Resources Conservation Service, Web Soil Survey information is intended primarily for agricultural production (Figure 2).

Figure 2.



Source: USDA Natural Resources Conservation Service, Web Soil Survey and Soils Survey Upper Flathead Valley Area Montana, Issued September 1960.

Map Unit Legend

Upper Flathead Valley Area, Montana (MT617)

Upper Flathead Valley Area, Montana (MT617)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ce	Creston silt loam, 0 to 3 percent slopes	5.1	100.0%
Totals for Area of Interest		**5.1**	**100.0%**

ii. Identify and explain the history of any agricultural production of the by crop type and yield.

A one point in time, this property was part of a larger holding that was farmed. Over the last 20 to 25 years the property was split and sold off. Prior to the current storage facility and office space, the property was used for a church. .

iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses.

Crops on the properties surrounding the proposed subdivision include the large remainder of the Four Seasons nursery, seed potato, canola, wheat, and barley. Typically impacts from commercial use to agricultural uses are primarily invasive weeds. To address weeds each lot owner will be responsible for complying with the weed management plan. The County also requires weed management plans for all subdivision.

iv. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

The entire property is developed with building and driveways. There are no timbered areas on the property.

h. Agricultural Water User Facilities:

i. On a sketch map or aerial photo, locate any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches, and pump houses on-site or adjacent to the proposed subdivision.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc. The property is not located within an agricultural water district.

ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impacts(s) and measures which will be taken to avoid or mitigate probable impacts.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc that will be affected by the proposed subdivision.

iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water user's facilities with irrigation and company or organization controlling the facility and incorporate any recommendations from the agency to mitigate water user impacts

The property is not in an agricultural irrigation district or are there any agricultural irrigation districts or companies in proximity of the subdivision.

i. Historical Features:

i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

The property has been completely disturbed with the construction of ministorage buildings and the office/house. SHPO was contacted for comment and they have no record of any historical or culturally significant use on the adjacent or subject property.

ii. Describe any plans to protect such sites or properties.

There are no historic or culturally significant sites or structures on the property and the subdivision.

iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

The State Historic Preservation Office (SHPO) was contacted regarding any cultural or historic features. SHPO responded (Project # 220073102, Appendix C) stating that a search of their records did not show any Historic, Archaeological or Cultural sites located on the property. SHPO did not recommend that the developer conduct a cultural study of the property.

j. Visual Impact:

i. Describe any efforts to visually blend development activities with the existing environment.

The proposed subdivision is already developed. The property owner wishes to split the office/residence from the mini-storage use. The subdivision is not creating new developable sites. (See Photos)

Photo 1 – Mini-storage

Photo 2 Office/residence

Photo 3

k. Air Quality:

i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created by roads, and any means to mitigate the impact to air quality.

The project is already developed with buildings and uses. The existing driveways to the uses are all graveled. As these are just driveways, speed limits are extremely low and as such vehicles do not stir up dust. (See Dust Control Plan, Appendix D)

l. Area Hazards

i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

There are no known hazards associated with the proposed subdivision.

A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority described probable impact(s) and measures to mitigate the impacts(s), or submit a statement why no impact is anticipated, providing documentation to support the statement.

The property is not located within the Wildland Urban Interface or a Fire District priority area. (Flathead County GIS). .

B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an "Environmental Site Assessment" may be required.

To our knowledge, there are no hazardous materials located on the site. The property's historic use was agricultural but in the more recent past has been used for a church, office, residence, and of course mini-storage. There are no super fund sites or hazardous waste sites on or adjacent to the subject property (MDEQ and NRIS Search).

C. Describe measures to mitigate any adverse impacts associated with area hazards.

As no hazards were identified, no mitigation measures are proposed.

Part 2 - Community Impact Report (This portion of the Report was prepared in part with information provided by 406 Engineering, Cody Jensen, P.E.

a. Water Supply:

i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population.

The existing well on Tract 2 per COSA #01-2051 is to be abandoned per the DEQ submittal. A new well was installed in 2019 on Lot 1 (GWIC #304202) and serves the two-bedroom apartment. There is no water service for Lot 2 as it is all storage unit buildings. Anticipated use is 350 gpd per Flathead County standards. DNRC calculations equate to a maximum demand of 10.0 ac/feet[1] per year for the irrigation and household use.

Fire suppression is provided via a tanker recharge station located in and shared with Countryside Estates Phase 1. The recharge station has a capacity of 500gpm and a storage volume of 30,000 gallons. The tanks are filled from the existing well on lot 5A (GWIC ID 304372). The well has been drilled to a total depth of 180 feet below ground surface and has a sustained yield of approximately 60 gpm. A 10-gpm submersible pump has been installed in the well and a 1-inch supply line feeds the tanks. The submersible pump is controlled by the water level in the tanks (via floats). The recharge station inside the tanks allows for discharge to a tanker at a rate of 500 gpm for up to one-hour. Creston Fire Department has approved the system for both Countryside Estates Phase 1 and the proposed Countryside Estates Phase 2.

ii. Indicate whether the plans for water supply meets state standards for quality, quantity and construction criteria.

The individual well on Lot 1 has been constructed (GWIC ID #304202). According to the well log, the well has been drilled to a total depth of 123 feet below ground surface and has a sustained yield of approximately 25 gpm. The well was constructed per the Montana Board of Water Well Contractor standards by a licensed water well contractor. Well yields are suitable to serve the planned use.

In this portion of the valley, the Deep Alluvial Aquifer can be relied upon to produce water of suitable quantity and quality. Well yields from area wells average 44 gpm. Well depths range from 100 feet to 300 feet below ground surface and yield typically increase with well depth. Water quality

[1] DNRC Form No. 615 R03/2012

from the well completed as part of Storage Max (GWIC ID #304202) yield water of suitable quality for potable and irrigation uses, with low levels of dissolved solids and no nitrates detected (Appendix A).

iii. If the subdivider proposes to connect to an existing water system:

N/A – The subdivision will not connect to an existing water system as one is not immediately available.

A. Identify and describe that system.

N/A

B. Provide written evidence that permission to connect to that system has been obtained.
N/A

C. State the approximate distance to the nearest main or connection point.

The nearest water main is located almost four miles to the west (Evergreen Water District)

D. State the cost of extending or improving the existing water to service the proposed development.

N/A – The applicant will not extend Evergreen water to the subdivision.

E. Show that the existing water system is adequate to serve the proposed subdivision.

N/A.

iv. If a public water system is to be installed, discuss:

A. Who is to install that system and when it will be completed?

A public water supply is not proposed for this subdivision.

B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed.

A public water supply is not proposed for this subdivision.

C. Provision of evidence that the water supply is adequate in, quality, and dependability (75-6-102 MCA).

See responses to EA questions: a. Water Supply, i. and ii. above.

v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

The individual well on Lot 1 has been constructed (GWIC ID 304372). According to the well log, the well has been drilled to a total depth of 123 feet below ground surface and has a sustained yield of approximately 25 gpm. The well was constructed per the Montana Board of Water Well Contractor standards by a licensed water well contractor. Well yields are suitable to serve the planned use. (Appendix A).

b. Sewage Disposal:

i. Describe the proposed method of sewage disposal and system.

Lot 1 has an existing septic permit (#02-00579R) that will continue to be utilized and is functioning properly. The existing septic permit was designed for 400 gpd and the new use is 350 gpd.

ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards.

Based on a total use of one single-family home, average wastewater flow of 350 gallons per day (gpd) per dwelling unit/commercial unit, the total average daily wastewater flow will be 350 gpd. Non-degradation calculations were not included as there was no increase in use.

iii. If the development will be connected to an existing public sewer system, include:

The proposed lots in Storage Max will not be connected to an existing public sewer system.

A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision.

N/A

B. Written evidence that permission to connect to that system has been obtained.

N/A

iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

The applicants are not proposing a public system.

A. When the system will be completed, and how it will be financed.

N/A.

B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

N/A.

c. Storm Water Drainage

i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations.

The subdivision is located on level ground with soil types allowing for excellent infiltration of storm water. A storm drainage report has been prepared and is included with the preliminary plat application for this subdivision. The methods used to mitigate storm water generated from impervious surfaces will include lawn and landscaping, existing underground stormwater retention chamber facilities, driveway swales, snow area underground stormwater retention chamber facility, and diversion of storm water from impervious surfaces to swales and underground chambers. Storm water calculations are included in the storm water report included in the preliminary plat application.

ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including stormwater calculations.

The methods of storm water drainage for other areas of the subdivision will include those measures described in the above section c.i. The calculations for storm water are included in the storm water report included with the preliminary plat application.

iii. Identify the mechanism and who is responsible for maintenance of the storm water drainage system.

The individual property owners will be responsible for runoff water generated on their own properties and for runoff water that flows from

their lots onto adjacent rights-of-way. The property owners will be responsible for all stormwater drainage ditches located within the road rights-of-way. They will also be responsible for maintaining the underground retention areas located on Lot 2..

d. Solid Waste Disposal:

i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

The subdivision will use a contract hauler for refuse collection and hauling. The landfill is located along U.S. Highway 93 about 10 miles northwest of the subject property.

A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

The Flathead County Growth Policy (2012 Update) provides Solid Waste projection in Chapter 7. According to the Growth Policy, the landfill has a capacity for current and future needs of 29 years if the increase in waste stream grows at 8% annually and 57 years if the waste stream grows at 2%. Based on the estimated capacity remaining as of July 2008, combined with current and projected inflow as well as diversion rates, the Flathead County Landfill is anticipated to reach capacity by 2055. Expanded recycling programs could be instituted within the County to increase the life expectancy of the landfill. In 2011 the Landfill acquired additional property adjacent to the landfill and is looking to acquire more property to provide up to 100 years of life.

B. A description of the proposed alternative where no existing system is available.

N/A

e. Roads

i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.

The proposed subdivision will not develop a road system. The existing businesses utilize two existing approaches from Highway 35 and this will not change with the subdivision. The MDOT issued an updated approach permit to the Applicants in September of 2019 for the western approach but they did not address the eastern approach at the time. In a phone call

with James Frayholtz, PE of the MDOT on 8/5 2020 he stated that the MDOT would require an updated approach permit for the subdivision to address the eastern approach. (See Appendix E for a copy of the existing MDOT Approach Permit)

ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.

As there are two legal approaches on the property, each lot will utilize one of the approaches. Lot 1 will utilize the eastern approach and Lot 2 will utilize the western approach The Lot 1 approach is actually shared with the nursery to the east and the Lot 2 approach is shared with the business to the west.

iii. Explain any proposed closure or modification of existing roads.

The proposed subdivision will not close any roads as each lot will have access to Highway 35 through an approved approach.

iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

According to the ITE Trip Generation Rate, 9th Addition for traffic generation, a storage unit generates 0.25 trips per day. With 280 units, the ministorage use generates approximately 70 Trips per day. The Home/Office generates 10 to 20 trips per day. In total the existing uses in the subdivision could generate 80 to 90 trips a day.

The subdivision accesses Highway 35. According to the MDOT Trip Data Map, Highway 35 at #17-7A-001 just west of Highway 206 has an Annual Average Daily Trip of 7,747 in 2019
. (http://mdt.mt.gov/publications/datastats/traffic_maps.shtml)

v. Describe provisions considered for dust control on roads.

All roads within the subdivision will be paved. The applicants submitted a dust abatement plan with the proposed subdivision application. (See Appendix D)

vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways.

The driveways to the existing uses are already constructed and in use. The applicant/developer is not proposing any changes to the existing road system.

vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully constructed.

According to the ITE Trip Generation Rate, 9th Addition for traffic generation, a storage unit generates 0.25 trips per day. With 280 units, the ministorage use generates approximately 70 Trips per day. The Home/Office generates 10 to 20 trips per day. The subject property is already fully constructed although the ministorage is only about a quarter full at present.

viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance.

Highway 35 is maintained by the MDOT. In 2019 Highway 35 had an annual average daily trip (AADT) count of 7,747 trips. Highway 35 is an arterial road which is designed to handle large volumes of vehicles by funneling traffic from outlying subdivisions to centers of commerce and employment. The proposed subdivision by itself should not increase the maintenance costs on Highway 35.

ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

The existing driveways will be maintained by the respective lot owners The Montana Department of Transportation maintains and removes snow from Highway 35.

f. Utilities:

i. Include a description of:

A. The method of furnishing electric, natural gas or telephone service, where provided.

Flathead Electric Co-op provides electrical power; CenturyLink provides telephone service; NorthWestern Energy provides natural gas and Spectrum provides cable TV/telephone/internet service.

B. The extent to which these utilities will be placed underground.

All utilities are installed underground.

C. Estimated completion of each utility installation.

As all uses are in place, all utilities are already installed on the property.

g. Emergency Services:

i. Describe the emergency services available to the subdivision such as:

A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

The proposed subdivision is within the Creston Volunteer Fire District. The Creston Substation is located on Lake Blaine Road approximately two road miles from the subdivision. The subdivision has direct access to Highway 35. The Creston Fire Chief, Gary Mahugh, commented by email on the subdivision. He stated that the proposed subdivision would have no impact on them as these are existing uses. Chief Mahugh also commented about some of the neighboring uses in the immediate area particularly this property and west of this property. His concern is traffic safety and some of the proposed unplanned uses going up in this area.)

B. Police protection.

The proposed subdivision will be served by the Flathead County Sheriffs Office. Chapter 7, Part 4, of the Flathead County Growth Policy, states that the Sheriff's Office has six divisions with 118 employees of which 48 are "on the ground" law enforcement officers responsible for the unincorporated portions of the County. The Sheriff's Office runs three shifts in a 24 hour period with 4 to 6 officers on duty each shift.

C. Ambulance service/Medical services.

Ambulance service is provided by the Creston Volunteer Fire Department which has a station located on Lake Blaine Road two miles for the subdivision. Creston has EMT trained personnel and lifesaving equipment; however they are a non-transport department. Ambulance service is provided by either Evergreen or Bigfork Fire Departments. .

D. Give the estimated response time of the above services.

According to Creston Volunteer Fire Department, the response times for fire or ambulance to the subject subdivision is approximately 10 minutes. The Sheriffs Office is located in Kalispell and response times will depend on whether or not there is a deputy in the area. .

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

As stated by the Fire chief, the uses already exist and as a result should have no impact on the district. The Flathead County Sherriff's Office provides a standard comment that they can meet the demands of the future growth but response times vary or may be slow depending on where personal happen to be when the call comes in and how many officers are available at the given time.

h. Schools:

i. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The Countryside Estates development lies within the Fair-Mont-Egan School District #3 for K – 8 Grades and the Flathead High School District for grades 9-12. The grade school, Fair-Mont Egan, is located approximately 4.5 miles southeast of the subdivision on Fairmont Road. Flathead High School is located approximately ten miles away in Kalispell.

ii. Estimate the number of school children that will be generated from the proposed subdivision.

As the subdivision primarily serves commercial uses and the residential/office already exist, the proposed subdivision will not generate any new school children to the local school districts

iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

The commercial nature of the subdivision will not generate children to the school district. Commercial uses generate significantly more property taxes than residential uses. As the subdivision generates taxes for the school district and no children, the proposed subdivision should be considered a positive impact on the school system.

i. Land Use:

i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.

Properties in the Creston area are not zoned by Flathead County and the area is not part of a Neighborhood Plan. The Creston area is covered by the Flathead County Growth Policy. The Flathead County Growth Policy does not contain a future land use map so the text of the document provides direction for the long term planning of the area. .

See the following for Goals and Policies of the Growth Policy related to the Subdivision:

Goal 3B Preserve the cultural integrity of private and public agriculture and timber lands in Flathead County by protecting the right to active use and management and allowing flexibility of private land use that is economically and environmentally viable to both landowner and Flathead County.

P.3.4 Develop equitable and predictable impact mitigation for covering rural timber and agricultural lands to residential real estate.

G.10 Restrict development on lands that pose an unreasonable risk to the public health, safety, and general welfare

G.23 Maintain safe and efficient traffic and mobility of County roadways.

P.24.4 Require road easement dedications for identified areas of future connectivity as subdivision developments are proposed, to serve the present and future needs of the County.

G.29 Improve, protect and maintain drinking water resources.

G.41 Promote the preservation of critical fish and wildlife habitat and preserve the area's unique outdoor amenities and quality of life.

P.41.2 Discourage unlimited development in areas identified as critical wildlife habitat.

The proposed subdivision complies with the provisions of the Growth Policy in the following ways:

- The subdivision utilizes a frontage road system.
- There are no undesirable health or safety risks on this property such steep slopes, floodplains, wetlands, or in an area of shallow groundwater.
- The subdivision is utilizing existing transportation connections.
- The is providing connections for future development
- The proposed subdivision is not located in an area that has critical wildlife habitat or species of concern.
- The proposed subdivision is splitting to existing uses and therefore is not creating any new impact.

ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).

There are no public lands adjacent to or near the proposed subdivision. The proposed subdivision will not alter or impact access to any public lands

iii. Describe the effect of the subdivision on adjacent land use.

Property around the proposed subdivision is as follows:
North – Rural farm land.
South – Rural residential and farm land
East – Four Seasons Nursery and the Countryside Estates development.
West - Commercial and manufacturing uses

iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

There are no such hazards located on the proposed subdivision.

j. Housing:

i. Indicate the proposed use(s) and number of lots or spaces in each:

A. For residential indicate the type of dwelling unit.

This is not a residential subdivision

B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

There is an existing mini-storage facility on Lot 2 and an existing office/residence/former church on Lot 1..

k. Parks and Recreation Facilities:

i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

As the subdivision is only creating 1 additional lot, it is exempt from parkland dedication (4.7.24(iii) FCSR) and because the subdivision is primarily non-residential (4.7.24(ii) FCSR) it would also be exempt from parkland dedication.

l. Public Health and Safety:

i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addresses in other sub –sections of the environmental assessment.

Other than those mentioned in this EA, there are no other impacts and therefore mitigations that would impact the Public Health and Safety.

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EA APPENDICIES

A. MDEQ Submittal Package, 406 Engineering; May 21, 2020.
B. Species of Concern Data, Montana Natural Heritage Program, June 20, 2017 and email from Montana Fish Wildlife and Parks, Jessy Coltrane, Wildlife Biologist, August 2, 2017
C. SHPO Letter, June 20, 2017
D. Dust Control Plan
E. MDOT Approach Permit

MAPS/PLANS

Vicinity
Floodplain (FIRM Panel 1835J)
Preliminary Plat